



Allandale Neighbor

Aug 2007
Vol 22, Issue 5

DISTRIBUTED TO MORE THAN 3,100 HOMES BY THE ALLANDALE NEIGHBORHOOD ASSOCIATION

The Biggest Zoning Rollback in Austin

Tom Linehan

In early July, I attended a neighborhood planning meeting conducted by the City for the Central West Austin Combined Neighborhood Planning Area. The area comprising Tarrytown, Brykerwoods, and Pemberton Heights had just gotten underway with the City's neighborhood planning process. This was their second meeting. There were over 100 people in the audience ready to get underway with the planning process.

Continued on page 22

School Safety Tips

Phyllis Brinkley (taken from a prior issue)

School is about to start again. As children are playing, walking, biking or being driven to and from school, it is important to do everything possible to keep our neighborhood and children safe. Here are some tips from the APD to ensure their safety:

- When biking, always wear a helmet!
- Students who are walking should use marked crosswalks and intersections.
- Please do not double park your car along Treadwell Blvd. or Wynona at drop-off or pick-up time.
- Please observe all flashing yellow school signs along Great Northern, Treadwell and Wynona Streets.
- Watch for students crossing at the intersections of Shoal Creek/White Rock, Shoal Creek/Treadwell, and Wynona/White Rock.
- Please observe the speed limit of 25 mph on Shoal Creek West.
- Watch for foot traffic on Twin Oaks/Wynona at arrival and dismissal times.
- Encourage Lamar students to cross Burnet Rd. and FM 2222 only at well-marked crosswalks and lights.
- Report graffiti seen at the schools. If you see anyone involved in graffiti activities, call AISD Campus Police at 911, even if the offenders are children. Advise the police that the Gullett Elementary School address is 6310 Treadwell and the Lamar Jr. High School address is 6201 Wynona.
- Incidents involving threatening behavior or assault should be reported to

Continued on page 3

Issue Highlights:

Join Us! Masquerade Ball	8
Allandale is Hot	10
Allandale's 4th of July Parade . . .	12
Lightsey Farm's 20th Year	14
Farming in the Neighborhood. . .	17
Deterring Crime	19
Summerfield Condominiums . . .	23

as well as articles on Backyard Beneficials and our regular features: ANA President's Letter, ANA Executive Committee (EC) Meeting Minutes, Committee Updates, Constable's Notebook, and Dog Talk.

The next ANA General Session meets on September 27. The EC meets on August 22. Please consider joining the EC and volunteering.



See more 4th of July pictures on pages 12 and 13!

The Allandale Neighbor

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ADVERTISERS AND CONTRIBUTING WRITERS**

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TREASURER Joe Reynolds
SECRETARY Katie Hansen
MEMBERS Michael Bomba, Dan Jones,
Paulette Kern, Donna Beth
McCormick, Allan McMurtry,
Brent Sjolseth, Laura
Slaughter and Cathy Yang

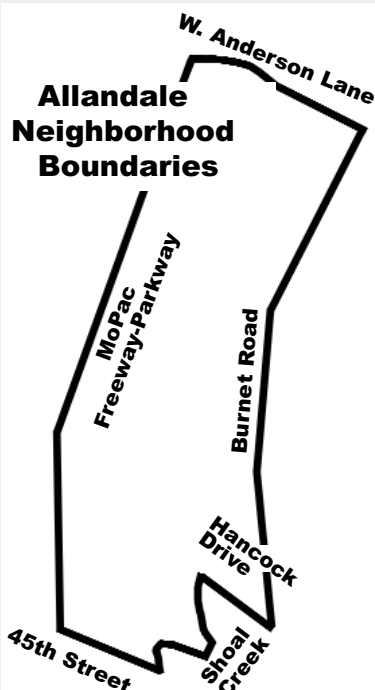
ANA General Meetings are held March and September on the fourth Thursday. The Executive Committee will meet August 22nd at 7:00 p.m. at the Yarrowborough Library, 2200 Hancock Drive, and thereafter, every month, on the fourth Thursday. Meetings are open to the public.

Committees

BEAUTIFICATION Linnea Anderson
BYLAWS Allan McMurtry
COMMUNICATIONS Cathy Yang
FUNDRAISING Joe Reynolds
MEMBERSHIP Joe Reynolds
NOMINATING Katie Hansen
PLANNING Kerry Kimbrough,
Steven Zettner

Allandale Police District Representative

David Crowder, 974-5545,
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ANA President's Letter: Keeping Allandale Great!

Tom Linchan

I like Allandale. I enjoy living here and I'm glad my wife and I resisted the temptation to move away when seeking larger quarters. We just moved three blocks away. Some of the things that make this neighborhood great are the amenities.

We have Northwest Park, Shoal Creek, good schools like Gullett and Lamar, the Northwest Recreation Center, ball parks, a wonderful array of local businesses that make it easy to go about our daily lives, nice homes and trees. We have these wonderful trees that provide for a patchwork of shade and beauty throughout our borders. The trees alone make us the envy of many other neighborhoods.

We're an active neighborhood. You

Correction: Property Tax- Senior Exemptions

The last issue of the Allandale Neighbor included a reference to tax exemption forms available to seniors. The senior exemption form, however, is not its own form but a portion of the homestead exemption form.

To apply for a senior exemption, simply fill out the Homestead Exemption form available at <http://www.traviscad.org/formlist.htm>. Enter all information and ensure that you check the box labeled Over-65 exemption. If you already have a homestead designation on the property, just fill out the form as if you were filling it out for the first time to ensure the county records all the information properly.

can go up and down Shoal Creek just about any time of day and encounter walkers, joggers, runners and cyclists. Even if you are a couch potato and never travel Shoal Creek outside of your car, you can enjoy watching your neighbors sweat as you drive by.

We're active in other ways, too. In fact, what really makes this neighborhood great are the people who care for it. We have a history of involvement, of people willing to spend time looking after our interests.

If it weren't for their efforts, Koenig would be an east-west thoroughfare,

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there would be a much larger church instead of homes where Glad Tidings currently is but three times the size, the housing mix would be less single-family (see "The Biggest Zoning Rollback in Austin"), and we would still be cycling and jogging around curb islands along Shoal Creek. Preserving the character of the neighborhood is not something that takes care of itself.

As the City grows, the desire to live in what is now a central city neighborhood, Allandale, also grows. Growth is good. Well-thought-out growth is better. We must continue the tradition of looking after our interests.

We need your help. You can start by becoming a member of the Allandale Neighborhood Association. It's just \$10. (See ANA's membership form in this newsletter.) And after becoming a member, inquire about volunteer opportunities. We are currently looking for people to help out with writing for the newsletter and the website, a membership coordinator, and residents to help out with beautification projects

and events. Contact me and I will direct you to the right person (tlinehan@austin.rr.com).

In September's general meeting we will be electing new members to the Executive Committee. For those interested in becoming a member of the Executive Committee or volunteering in some capacity, we're also planning an informal social following August's EC meeting on August 22 to learn more. We'll post time and place to the website and the newsgroup, or send me an e-mail and I'll put you on the list to contact.

I want to thank all of the people who have served on the Allandale Neighborhood Association Executive Committee before me for the time and effort they contributed to getting us where we are today. I also thank all the people who have helped on a number of fronts this past year, most recently the people who pitched in with our most excellent 4th of July Parade, headed up by Nancy Edwards (see photos in this issue).

Some of the other activities we've been involved in this past year have

been an extensive neighborhood survey, beautification efforts like the It's My Park Day, coordinating a response to the City about Vertical Mixed Use, events like the Tyke and Bike ride and the Celebrate Allandale picnic, and of course the Northcross Redevelopment.

Thanks to everyone involved in all of these efforts. Let's not stop there, though. It's a proactive neighborhood that makes Allandale a great place to live. Get involved! ♦

School Safety Tips

Continued from Page 1

the police at 911. By reporting incidents, you will be protecting our children and neighbors. You can also report inappropriate behavior to parents.

By using these safety tips, we help make our children and neighborhood safe and free from crime. ♦

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Allandale Executive Committee Meeting: July 25, 2007 Minutes

Paulette Kern (substituting for Katie Hansen)

Executive Committee members in attendance: Tom Linehan, Joe Reynolds, Allan McMurtry, Michael Bomba, Bent Sjolseth, Donna Beth McCormick, Cathy Yang, Paulette Kern, Laura Slaughter

Agenda approved with understanding to move to Ardent Residential Properties presentation and North Loop plan at 7:15 p.m.

Minutes from July 5, 2007 meeting unavailable; approval suspended until next meeting.

Treasurer report: Joe Reynolds

Legal Fund	\$6,464.55
Regular	\$6,511.65
Savings	\$9,588.31
Total	\$22,564.51

Joe also stated that he will begin drafting a budget.

Northcross Committee: Allan McMurtry

Allan reported that we are awaiting legal issues to be solved between RG4N and Lincoln.

Lawyers are asking for records for review. Lincoln and the City of Austin asked that the two lawsuits (RG4N and

ANA) be joined. Suit possibly to be heard in November. Lincoln has agreed not to do any construction until then.

Planning/VMU: Kerry Kimbrough

Nothing to report. Joe Reynolds asked that watershed issues (as it involves the creek and where waters flow) be looked at possibly by the planning committee. Tom asked that Joe get with Steven Zettner and Kerry Kimbrough to look at a way to address the issues.

Ardent Residential Properties presentation: Brett Denton

Ardent Residential Properties presentation on proposed development of the Antique Mall, 5350 Burnet Road. Brett Denton and partner, Art Carpenter, of Ardent Residential Properties has this property under contract from Ken Carr. The plan for this 2.4 acre lot, presently zoned CSU MU, is to replace Ken Carr's design of 88 condos (already approved by City) with approximately 160 (one and two bedroom) apartments over retail, in 4 stories and 60' height. The apartment complex is planned to be approximately 70% one

bedroom and 30% two bedroom, renting for approximately. \$950 - \$1400. Apartments will wrap around a 4-story parking garage. This development at present will have Burnet Road access only. Brett Denton and Ardent is seeking neighborhood input and support. Mr. Denton stated a history of and his desire to work with the neighborhood. Two neighbors from the immediate area were present and expressed interest in being part of the process. Tom Linehan directed Steve Zettner, Paulette Kern, Kerry Kimbrough and Anne Young to facilitate meetings with Mr. Denton and the neighborhood to seek their input and wishes.

Steven Zettner presented his vision for the Lawnmont/North Loop area asking that Mr. Denton adopt central ideas of his vision. Steven believes that Ardent's development should attract seniors as anchor tenants as senior citizens already comprise a significant percentage of the population of other apartments in the area. Additionally, Steven envisions a pedestrian mall/walkway as part of the backside of Ardent's development, to be con-

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nected with other properties as the opportunity arises, to complete that walkway/pedestrian mall all the way to Yarbrough Library. As other properties and the City buy into this plan in the future, this walkway would provide connectivity to retail, the community and the library. Mr. Denton stated that he would consider designating the 10% affordable housing required by VMU to seniors for a period of time during initial rentals. Mr. Zettner and Mr. Denton will collaborate with neighbors to come up with a desirable plan for the site.

Meeting adjourned at 8:30 p.m. ❖

Save the Date!
On Saturday,
October 27, 2007,
Allandale's first
Masquerade Ball
will be held.

See page 8 for more details.

Committee Updates:

Beautification Committee

Linnea Anderson

In August's Beautification Committee meeting, the following topics will be discussed:

- making a green map of Allandale
- urban forestry planning
- tree planting encouragement by neighbors
- replacements for the Arizona ash that is so prevalent
- alternates to oaks that can be encouraged (so Allandale can avoid the oak wilt problem that hit Tarrytown with devastating results)
- identifying "blank spots" and contacting homeowners in these areas to find out if they would be willing to accept a tree from Treefolk (and would care for the tree, e.g., watering, etc.)

Regular business also to be covered includes:

- Arbor Day activity
- coloring contest for Arbor Day
- Fall Wow of the month
- connecting with local Scout troops and schools

If all goes well, we'll have a Wow of the Month and Best of Allandale "off the ground" by then. Andie is making the signs using some donated plywood, Dave and I are donating the sealant to make the sign weatherproof, and Kathy Chappell, a local realtor, is donating the hardware to make the signs.

Beautification Calendar 2007

- August 27—Neighborhood Forestry Planning meeting
- September 22—Tree Trimming educational seminar
- October 22—Work day in NW Park
- November 17—Educational seminar: preparing your garden for winter
- December - January—Rest

Volunteer Opportunities

There is a broad range of other opportunities available to contribute to plantings and the residential feel of our neighborhood. Pick from the list below or bring your own idea to the next meeting!

- Neighborhood Household Hazardous Waste collection day
- Water warriors to water new plantings (1x a week for 10 weeks)
- Solid Waste Amnesty day
- Tree trimming seminar

Continued on Page 6

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Click on "Join This Group" then
 follow instructions.

Committee Updates

Continued from page 5

- Grant applications
- Refurbishment or replacement of the Allandale neighborhood sign
- Identify green space suitable for new trees or other plantings

Meetings take place the fourth Monday of the month. Please contact Linnea Anderson for details: 750-8902.

Fundraising Committee

Joe Reynolds

The fundraising committee has had several projects to raise funds for the legal effort and for the general ANA treasury. To date, monies collected for the legal fund have kept up with lawyer and engineering expenses.

As the old saying goes, "Ask and you shall receive." The most cost-effective way to raise money is to ask. While direct appeals may be 10 times more efficient than indirect fundraisers, events like the picnic are much more fun. The Tyke and Bike event was enjoyed by all and

reminded us once again why we love being a part of the Allandale neighborhood. The committee is working on several ideas for future events, including regular fish fries, movies in the park, a golf tournament and a masquerade ball. All ideas are welcome!

At the July 4 Parade, the committee sold T-shirts and stickers to help the regular funds. These are simple ways for you to show your support for the neighborhood. Since the T-shirts are about gone, a new one is being designed and will be available for sale by the next general meeting.

Membership Committee

Joe Reynolds

ANA membership has been 'coasting' for awhile. Expect that to change with a drive this fall to solicit memberships and widen the support in the neighborhood. As a start, the committee has entered member data in a database and is validating e-mail addresses. Now the interests you marked when you joined will be available to the com-

mittees working in the various areas; you'll get your chance to help. We're trying to get a way for you to join online and to be able to find out your current membership status.

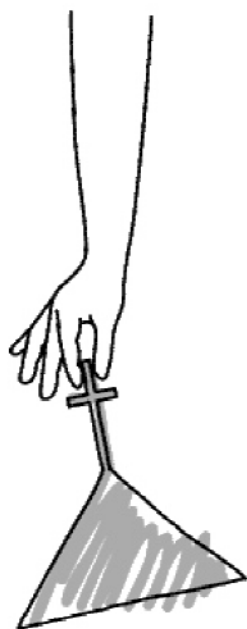
Encourage your neighbors to join and watch for the activity this fall.

Nominations Committee

Joe Reynolds

The nominations committee is one of the standing committees. The current committee is Cheryl Silver, Linda Huff, Katie Hansen, Joe Reynolds and Allan McMurtry. The committee solicits volunteers for committees and for officer/board members.

Willingness to serve is a very important qualification for recommended candidates, but the committee also tries to balance any recommended lists to ensure representative geographic distribution, gender, age and expertise/training. ANA is a Texas non-profit corporation, so officers and board members should meet the general qualifications for running a business.



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Wednesday Communion, 12:10 pm

The organization is best served by volunteers who come from varied professions so that their knowledge and contacts may be used for the greatest benefit to the neighborhood. It is also imperative that board members are able to work as a team and that they conduct themselves properly in their dealings with one another and the general membership. Since volunteers tend to cluster around the location of events "stressing" the neighborhood, such as possible freeways, or currently the Northcross redevelopment, the committee actively works to broaden the areas represented, and solicits neighbors to ensure coverage. An operations manual for ANA is being prepared and soon this will be available so neighbors can understand what they're signing up for when they are selected. Currently this is done verbally.

The committee has solicited candidates through every available media, including e-mail list serves, on the web site, and in newsletters. Being inclusive is essential in a volunteer organization.

Vacancies come up throughout the year, but elections for the officers and board are held each September. If you are "a member in good standing" and

have time to serve your neighborhood, contact the committee, an ANA officer, or come to a meeting and volunteer.

Northcross Committee

Allan McMurtry

On July 3, 2007, the Allandale Neighborhood Association filed a lawsuit against the City of Austin, and two Lincoln Property entities (owners of the Northcross Mall). The Committee reviewed all options, starting in December of 2006. Despite our efforts to reach some accommodation, the process bogged down in critical areas: reduction of square foot space for a supercenter, and significant amelioration of traffic impacts.

Though ANA worked with other neighborhoods under the umbrella of the City of Austin to formulate our recommendations, a term sheet, Wal-Mart refused to accept any of the laborious effort (15 pages of discussion and issues), stating that it would not concede to any of the terms. This was another huge waste of our efforts, as were meetings with attorneys and traffic engineers hired by Lincoln and Wal-Mart.

Worse yet, ANA had to contend with the fact that the City of Austin allowed Lincoln/Wal-Mart to work with two site plans simultaneously. During the process, we had to continually change our analysis as Lincoln/Wal-Mart continued to alter the store size, from 206,000 to 229,000 to 219,000, to 192,000 sq ft. The City of Austin rejected our engineering studies because, after the fourth iteration, the new projected Wal-Mart store was 4% below 200,000 sq ft. The City said that rendered our study moot, and they rejected its entire traffic analysis.

The lawsuit had to be filed to get a level playing field from which to judge any set of plans and from which to analyze traffic. Since our engineers told us that the planned store of 206,000 sq ft would result in four failed intersections, we felt there was no choice left to Allandale. The City Council refused to intervene, stating they feared being sued, something that did not deter this committee or the ANA Executive Committee.

Continued on Page 8

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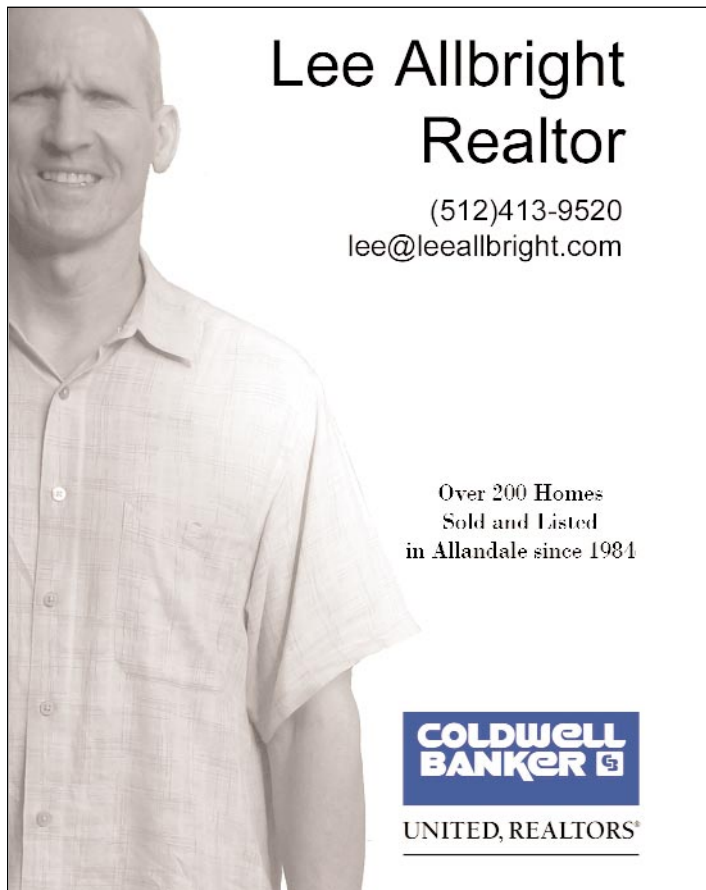
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Committee Updates

Continued from page 7

In retrospect, if the ordinary citizen, with no cover of City funds and no personal city attorneys to defend it, has to bear the brunt of legal threats, then one has to wonder which group should be running the City.

You will be asked to contribute to Allandale's Legal Fund. We hope you feel that the ANA EC has represented the interests of you, your family, and your neighbors, and that you will help us continue the fight to have our voices heard in a shared arena. ❖

Join ANA!

A membership form is available on the back of this newsletter.

Join Us!

Laura Slaughter

Membership in the Allandale Neighborhood Association is growing and we would love to add you to our list. Just fill out the form on the back of the newsletter and send it in. If you want to be a part of a very active group of neighbors, here is your chance.

Membership items are still available. There are four Allandale "Hugged by Shoal Creek" t-shirts left. They are only \$10.00 (only x-large are available). We also have bumper stickers with our "Allandale: Love it, Protect it" logo available for \$3.00 each or two for \$5.00.

To acquire any of these items contact Laura Slaughter at 454-4064. ❖

**Allandale:
Love it, Protect it.**

Allandale is having a Ball!

Laura Slaughter

It's not too early to start planning your costume for Allandale and friends' first Masquerade Ball. The ball will be on Saturday, October 27, 2007, from 8:00 p.m. to midnight at the Caswell House and catered by our own Allandale resident, Russell Millner. Russell, known for his delectable bakery, will prepare a variety of savory and sweet appetizers and hors d' oeuvres. There will be live music, a silent auction and prizes for best costume. Purchase your tickets online at www.allandalereporter.org using Pay-Pal or at Russell's Bakery located at the corner of Hancock and Balcones. Tickets are \$100.00 each, with all proceeds going towards the Allandale legal fund for current and future expenditures.

Since this event will be serving alcohol, minimum age requirement is 21 years of age. ❖



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Tribute to Austin's Beloved Local Historian and Allandale Neighbor: Ed Van De Vort 1938-2007

C Yang

Ed Van De Vort's passion for Austin was greater than his 6+ foot frame, and evident whether he was giving a tour of Austin dressed in his classic black hat, bolo tie, denim shirt, belt buckle and boots, as Sam Houston during the Austin History Center Association's annual Angelina Eberly luncheon, or as Colonel Jesse Lincoln Driskill for special events at the hotel of the same name.

Jan Triplett considered Van De Vort her mentor and knew him well through her mother, Jane Dinsmoor, who was his business partner and moved to Austin with him in 1977 from Evansville, Illinois.

Van De Vort's extensive knowledge of Austin led him to start working on a book on its history. We can only surmise his love for our city started in 1983 when he worked first as a volunteer and then as a staff member for the Austin History Center. Later, he gained and shared this knowledge at the Austin Convention & Visitors Bureau where he gave walking tours. Van De Vort was also the resident

historian for "Downtown," a locally produced television show on KLRU. Van De Vort had a bachelor's and master's degrees in theater.

As quoted in the *Austin American Statesman*, "He'll be remembered for his extensive knowledge and 'for his almost personal affection for Austin; not only for its past, but its future,' said his former supervisor Betty Baker." The article also quoted Sharmyn Lilly, executive director of the association which Van De Vort had served on the board and as its president, who said, "He loved Austin so much . . . Not just the historical part, but he loved the city that Austin was becoming and was very interested in preserving the historical aspect of Austin . . . He embraced change and the evolution of the City." ❖

"He'll be remembered for his extensive knowledge and for his almost personal affection for Austin; not only for its past, but its future."

—Betty Baker



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Why Allandale is Hot!

Danny Gallant/Robin Senor

Soon after their second child arrived in late 2006, Jeremy and Alyssa Smith's 1,058 square foot house on Geraghty Avenue started to feel rather small. So, on May 11, they put their home on the market and just two days later, they had several competing offers.

"We were really surprised at how strong the market was. We expected a quick sale, but the price that people were willing to pay truly surprised us," says Jeremy.

While not every home in Allandale is seeing multiple offers, the Smith's current situation is not uncommon. Allandale continues to see strong sales throughout the neighborhood, with average sales prices in June hitting \$210 a square foot, and a high of \$280.

Prices in Allandale have been climbing steadily for a few years now. In the last year alone, the average home in Allandale has appreciated 15.6%. Reasons for this level of appreciation

are many. Allandale has long been considered a desirable place to live, with beautiful homes, great schools, and large lots. But with the fast-paced growth Austin has seen over the recent years, it is now considered to be more of a central neighborhood.

"Our market is appreciating largely due to location as Austin grows, as well as our lot sizes. Compared to close by neighborhoods, Allandale has larger existing homes and more possibility to expand," says local appraiser Jerry Nugent.

Other features unique to Allandale include garages, mature trees, and green space. Additionally, virtually all homes in Allandale have SF-2 zoning, which means that rental properties cannot be built onto existing land (unlike nearby Rosedale, Crestview and Hyde Park neighborhoods).

Perhaps the most treasured aspect of Allandale is its natural sense of community. Monthly neighborhood potlucks, events at Northwest Park, and a true sense of camaraderie make Allandale most unique. ♦

Fire Ant Management

Wizzzie Brown, Texas Cooperative Extension Program Specialist

When it comes to fire ants, there are many management options to choose from. This article will provide a general overview so that you can make a decision on the management option best for you.

Broadcast baits are spread over an entire yard using a handheld spreader. Most bait consists of a defatted corn-cob grit coated with soybean oil which attracts the fire ants. The active ingredient—what kills the insects—is dissolved in the soybean oil. The corn cob grit in baits is mostly what you see; it is used as a carry to disperse the product. There is typically a small amount of chemical dispersed when baits are applied at the label rate. Baits are attractive to the fire ants, so the ants seek it out, pick it up and carry it back to the mound to share with others in the colony. Depending on what active ingredient you choose, baits will take anywhere from a few days to several weeks for you to see results; and results can last from zero days to 8-12 months.

Broadcast granular treatments are spread over the entire yard using a drop or push spreader. Granular needs to be watered into the soil after it is broadcast. When fire ants excavate the soil to create their mound, they come into contact with the pesticide and die. Granular broadcast treatments usually take several weeks for you to see results and results can last from 12 to 18 months.

Individual mound treatments come in a variety of formulations such as dust, liquid, aerosol, granular and baits. When baits are used as a mound treatment, they should be sprinkled around the outside of the mound, not on top. Fire ants do not look for food on top of the mound. Granular mound treatments typically need to be watered in with 1-2 gallons of water. Dust treatments sometimes are just sprinkled over the mound but other times need to be watered in, so read the label to see if water is required. Liquid mound

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treatments are mixed with water before drenching the mound. When using water with a liquid treatment or to water in a granular or dust product, start watering on the outside of the mound and spiral in towards the middle of the mound.

For more information or help with identification, contact Wizzie Brown, Texas Cooperative Extension Program Specialist at 512.854.9600. ❖

Backyard Beneficials

Wizzie Brown, Texas Cooperative Extension Program Specialist

Only about 5% of all the world's insects are pests. Many insects are beneficial, helping to pollinate plants, breaking down waste material or feeding on insects we consider pests. There are numerous common arthropods (insects, spiders, etc.) that help manage pests in your own backyard. With a bit of care and patience, you can help these creatures remain to help out with your pest control.

Beneficial arthropods are typically lumped into two categories based on their eating habits. Generalists tend to consume a wide variety of organisms and are of limited use in a biological control program. It is good to conserve generalists, such as spiders and mantids, but you should not introduce large numbers into an area. These creatures do not differentiate between "good" and "bad" bugs, so they may capture things such as bees to consume as well as pest species.

Specialists consume a narrow range of hosts and can be very good at reducing specific pest populations. If you choose to augment your backyard population by releasing things like ladybugs, it is best in an enclosed environment. Build a small cage to place over the plant with pests and release ladybugs in the cage to allow the ladybugs a smaller area in which to find the host and lay their eggs. Many times when ladybugs are introduced into a backyard habitat, they simply

fly away. Building an enclosure can help prevent this from happening.

Other insects are also available, such as *Trichogramma* sp., that parasitizes eggs of a variety of insects. These can be good management tool since they attack only one stage of the insect. When looking at insects to release in your backyard to help manage pest populations, it helps to know what the pest is so that you can choose a proper arthropod that will eat the pest. Also, if you choose to use pesticides to manage pests, but want to conserve beneficials, try to use less-toxic pesticides with short residuals and narrow host ranges as opposed to broad spectrum products with long residuals.

For more information or help with identification, contact Wizzie Brown, Texas Cooperative Extension Program Specialist at 512.854.9600. ❖

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ALLANDALE'S 4TH C

2007 Allandale 4th of July Parade

Nancy Edwards

If you were on Bullard Drive north of White Rock on July 4th between 9:00 and 9:30 a.m., you were in the 47th Annual Allandale 4th of July Parade. The rain held off. It was a sea of red, white and blue—and a tremendous show of neighborhood spirit. Many thanks to all the volunteers, sponsors and neighbors for making ours the City's greatest 4th of July Parade.

If you missed the festivities but are curious about the award-winners, following is a list of those who went "above and beyond" the call of independence with costumes and vehicular festoonery to beat the band:

Most Patriotic Costume: "Paul Revere"
by Nate Sanford

1st Place Stroller: Darien Elle

1st Place Bicycle: Erin Ray

2nd Place Bicycle: Katie Buchanan

1st Place Scooter: Cloe Ogradowicz

1st Place Wagon: "American Flag" by
Annie Reves

2nd Place Wagon: #741 by "Two Girls"

1st Place Car/Truck: #662 "American
Fish"

2nd Place Car/Truck: #635 Mike
Middleton

1st Place Float: "Rockin Kids—Born
In The USA"

1st Place Pet: Miniature Horses from
Hearts & Hooves

2nd Place Pet: The Patriotic Bunnies

Most Unusual: Tie—Balloon Basket by
Phil McNutt and Jugglers by John
& Mr. Pass

Grand Marshall Award: Tie—Rockin
Kids—Born in the USA and
American Fish

Thanks also to Donna Poole and the
UT New Horizons Brass Ensemble for

their wonderful renditions of patriotic anthems. And to our own Allandale soloist, Hasmig Arorian—what a voice! And of course, to our wonderful sponsors for showing up rain or shine: Jim Jim's Ice, Amy's Ice Cream, Taco Shack, HEB, Randalls and Sun Harvest. This event is even more fun because of your great support! To see more photos from the parade, go to http://allandale.typepad.com/photos/2007_4th_of_july_par/3_at_the_start.html ♦



A collage of 13 photographs capturing various moments from a 4th of July parade. The images show children with face paint, a woman in a patriotic hat, a child in a striped car, a parade float with an American flag, a woman holding a baby, a man playing a tuba, and a crowd of people celebrating.

Celebrating Lightsey Farm's 20th Year at Austin's Historic Farmers' Market

C Yang

"Beans don't grow on trees" is one of the funny quips Mary Lightsey shared with me as we talked about growing up on a farm, how times have changed, and how farming is a difficult business because it gambles the family life on weather and nature.

Mary's seen a lot of changes in the farming business, especially in the past 10 years as the number of farms has dwindled and she wonders what will happen in the next decade when people are even further removed from knowing what a farm and fresh produce is. But one thing's for sure, you can't beat the taste, the freshness and how long fresh vegetables and fruit keep when they're straight from the farm.

Allandale is fortunate to have a premier farm stand open every day of the week between April and November at what was once the Travis County wagon yard property at 6701 Burnet Road. Hidden away at the back of the yard is Lightsey Farm's market stand, a

place that Mary Lightsey started working at when she was 13.

In 1862, the U.S. Department of Agriculture was first created and 90 out of every 100 American was a farmer, though it wouldn't be until almost 90 years later that the Texas Department of Transportation established a road system as a way to access these rural areas. Today, while only two of every 100 people are farmers, Lightsey Farms—who started before these farm-to-market roads were built—is still growing fruits and vegetables.

The Lightseys first came to the United States when Mary Lightsey's grandfather worked for the railroads. Looking to stay in one place,



The Lightsey farm stand is open every day of the week between April and November.



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he settled and started growing cotton in East Texas. Severe drought took its toll on the crop so the family started growing sweet potatoes. Another bout with Mother Nature took the family to 150 acres in Mexia, about 100 miles north of Austin.

Mary's father began tilling that same soil and rotating crops over 80 years ago, adding more land, fruit orchards and vegetables to his current location. Today, the farm boasts 500 acres of prime land for peaches, plums, figs, pears, persimmon, pomegranates, and the whole gamut of seasonal vegetables. August is the prime time for sweet juicy fall tomatoes, black-eyed peas and pears.

Mary, a high school history teacher, handles marketing and delivery of the family's produce . . . in her spare time. She's in charge of Austin, while her older sister handles the Dallas end, where they've been selling at the Dallas Farmers Market even longer than in Austin.

Starting in January, after the seeds are picked, purchased, and planted, a lot of prayers are said because these early months are important to establishing a good crop. Once the crops start bearing fruit, a typical day on the Lightsey Farm starts at 7 a.m. when the produce starts getting picked. There's a break for lunch, and then it takes all after-

noon for the items to be packed and prepared for market. That evening, they go to market. This goes on into November.

When school's out, Mary's day can start as early as 2 a.m. when she delivers to Central Market and Whole Foods, before heading over to our neck of the woods to sell until mid-afternoon. Carmela, who's been with her for about 10 years, and Joel, help out—sometimes carving a peach or other fruit so you can taste how sweet it is.

As Mary says, "If you don't move it, you lose it." The produce arrives fresh in Austin every day, and the summer months are particularly important when the production level is high. By the time this article comes out, you'll have missed the spectacular peach season we've had, but the tomatoes will be on their way—and some of the best you've ever tasted.

Lightsey Farms, 6701 Burnet Road, open from 8 a.m. to 6 p.m., April through November

Factoid: The motto of the U.S.



Mary Lightsey, at the farm stand where she's worked since the age of 13.

Department of Agriculture is the same today as it was nearly 150 years ago as seen across the bottom of its official seal, "Agriculture is the foundation of manufacture and commerce." ❖

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Farming in the Neighborhood

C Yang

In 1850, 14 years after Austin was first settled, this northwest frontier of Texas had a population of less than 2,500. Cattle were raised, but as land values increased this quickly gave way to cotton and corn. Houston black clay (also known as black prairie) makes up 42% of the soil around here [according to the USDA's 1904 "Soil Survey of the Austin Area" <http://texashistory.uut.edu>].

Black Prairie can be found in depths of 12 inches or you can be unlucky like me and have the also common Austin clay which is stiffer and clumps when it's wet. This soil tends to be compacted, where the finer the texture and the greater the clay content, the more difficult it is for air and moisture to penetrate the root zones. It's also highly alkaline and definitely needs to be mulched.

Allandale, once a haven for dairy farms, is now known for its central location and large yards. What better way to take advantage of it than with an edible landscape—so you can have fresh, tasty vegetables and herbs picked fresh off your land and better yet, have

less lawn to mow.

Another advantage of growing your own vegetables is you can grow organic—that is, to choose healthy, disease-resistant plants and encourage beneficial insects, birds and other organisms as the primary method of pest

control versus using synthetic fertilizers, pesticides, and plant growth regulators. Organic farmers also rely on crop rotation, crop residues, animal manures and mechanical cultivation to maintain soil productivity; enhancing soil health is the cornerstone of organic farming.

Organic standards began being set up in the 1970s by private associations, with the government starting their guidelines in the 1980s and moving towards legislation of these standards in the 1990s. By 2002, the United States Department of Agriculture (USDA) established production standards under the National Organic Program (NOP), and farmers and food processors had

to comply with the NOP guidelines before using the word "organic." For consumers, the term "organic" often refers to taste, nutritional value, food safety and sustainability.



Cantaloupes at Milton Matus' farmyard.

Local farmers include Brigid Shea, Milton Matus and Ryan Coon, all who take full advantage of their backyards, and interestingly, follow the key principle of organic farming: soil cultivation, though in slightly different ways.

Brigid hired a permaculturist who looked at the slope of her yard and site to determine the best place to maximize her beneficial soil. She also has a chicken coop where she throws her waste greens. The chickens break this down, and she has compost for her garden. Along with her forests of broccoli and peppers that she gives to her neighbors, her sons Eamon and Charlie Umhress have a thriving egg business.

Milton uses his entire backyard to produce a cornucopia of tomatoes, okra, beans, peas, potatoes, onion, garlic, cantaloupe, asparagus, greens, cabbage and whatever fits into the four seasons that he can take advantage of. His secret for creating a rich organic soil is mulching. Each spring, he gathers up the fallen leaves from the local live oak trees, and lays them on his soil

Continued on Page 18



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Farming in the Neighborhood

Continued from Page 17

—which creates a virtually weed-free bed. As the leaves compact down and break up, he can turn them to create a soil that is rich in nutrients and filled with the necessary organic matter to drain water easily.

Ryan has converted his parents' backyard into a mini-farm (that includes chickens) over the course of the last three or four years. He, too, is an organic gardener. When you walk into his backyard you're in the garden. Everywhere is covered with leaves collected from homes around the neighborhood. According to Ryan, everything starts with the soil. He is very knowledgeable about organic gardening and, as you can see from the photo, successful at it too.

"Edible Austin," a new community-based quarterly, started publication recently and also "promotes the abundance of local foods, season by season." Its mission is "to transform the way our community shops for, cooks, eats and relates to the food that is



Chicken coops in the Coon's backyard.

grown and produced in and around Austin and the Central Texas Hill Country." It celebrates "local, sustainable, seasonal, authentic foods and culinary traditions." Pick up a free copy at Grapevine Market off of Shoal Creek. <http://www.edibleaustin.com>. ❖



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Recent Crime in the Neighborhood and Helpful Hints

Robin Senor

Robbie Paver remembers when he was a teenager and his family didn't even bother to lock the door on Carleen Street.

"My parents would leave the door open all the time," he recalls, laughing. The Pavers have since moved away from Carleen Street, but the family still thinks back fondly on the comfort and safety they felt in Allandale.

These days, residents aren't feeling so safe. A rash of recent nighttime car break-ins, air conditioner thefts, and even house thefts have caught the attention of many residents and left them feeling uneasy. These thefts are occurring mainly along Shoal Creek and its side streets, but also on non-major streets. And while in some cases, thieves are helping themselves to cars left open, in others, they are doing the work themselves.

But are things really worse than in recent years? Not according to what's on the books. Compared to last year at this time, there actually have been slightly fewer vehicular thefts (79 last and 77 this) and home burglaries (22 last and 17 this) reported so far this year, according to the City of Austin's statistics. Looking back a little further to 2000, there have been more vehicular burglaries so far this year (there were 54 in 2000) but considerably fewer home burglaries (there were 26 in 2000).

Officer David Crowder, the Central

West Area Command APD representative who covers Allandale, attributes the discrepancy between perception of crime and reported crime to two things: first, a typical rise in crime that happens during the summer months, and second, the fact that residents may not be reporting crimes.

"If you do not report the crime to us then we have no way of knowing there is a problem in your neighborhood.

Reporting a crime, even if you think it's unsolvable, is important for APD to assist its citizens," says Officer Crowder. The City hires crime analysts to pinpoint "hotspots" and, based on its research, allocates resources such as increased patrol to help thwart crime.

Preventive measures at home are also particularly important to reduce theft and burglary, says Officer Crowder. Because there are usually no witnesses or physical evidence of burglaries, solving them after the fact is rather difficult, so preventative measures are your best opportunity to safeguard your valuables.

"Television shows portray some miraculous crime fighting techniques, unfortunately those techniques are pure fiction or the techniques they employ are so expensive they are only used to help solve the most of heinous crimes," says Officer Crowder.

So what kind of preventive measures should you take to most effectively reduce your chance of crime? Officer Crowder recommends a number of inexpensive techniques:

"If you do not report the crime to us then we have no way of knowing there is a problem in your neighborhood. Reporting a crime, even if you think it's unsolvable, is important for APD to assist its citizens,"

—Officer Crowder.

Get a home security survey from the Austin Police Department. This service is free and many insurance companies will give you a discount for having completed it. Call Officer Crowder to set it up. 974-5545

- Lock car doors, and remove all valuables from your car when you leave it.
- Start a neighborhood watch on your block. Contact Officer Crowder for a packet. Public works will install the signs for free until the end of September.
- Install a motion sensor light, available at home supply stores for less than \$100.
- Inventory your home and record serial numbers on valuables.
- Reinforce door faceplates on door jams with 3" screws, and reinforce windows with wooden dowels

By following Officer Crowder's recommendations and reducing temptation in our neighborhood, we will make the area less desirable for thieves, and hopefully reduce the number of thefts.

Note: A spreadsheet on the City of Austin's Crime Statistics between 1/10/2006-7/12/2006 will be posted at www.allandalereporter.org. ❖

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Constable's Notebook— June 2007

Constable Bruce Elfant

Most of us know family members, friends, co-workers or neighbors who have been victimized by family violence. According to a recent statewide poll conducted by the Texas Council on Family Violence, 74% of Texans reported that they or someone they know have experienced some form of domestic violence. Texans were victimized by domestic violence and 140 women were killed by their partner. Travis County area law enforcement officials responded to nearly 10,000 family violence disturbance calls and my office served about 1,500 protective orders.

When I first became involved in family violence issues nearly 20 years ago, the laws were ineffective, shelters were very small and usually full, services were sparse and fewer than 10% of cases were ever prosecuted. The responsibility to file charges fell fully on victims. Most

victims were afraid to file charges, had no money or place to live, or believed it wouldn't happen again. For many, the abuse didn't stop, it got worse.

In 1990 the Austin Police Department and County Attorney's office shifted the burden of filing charges from victims to officers and prosecutors. Offender counseling was made a condition of being released from jail on personal bond. Shelter services were expanded and the Travis County Family Violence Task force began an aggressive campaign to educate our community about available services. As a result of these and other efforts, family violence prosecutions increased and repeat offenses dropped. Reported family violence cases have actually risen as more victims learned where to turn and began to believe that law enforcement, prosecutors and counselors could help to end the abuse.

The service and enforcement of family violence protective orders has always been a top priority for my officers. We know that the time period from when a protective order is issued by a court to when it is served is cer-

tainly a stressful and potentially dangerous time for victims.

Accordingly, we have worked to serve protective orders and provide notification of service as quickly as possible. Five years ago we established an online service check that provided service information at *Constable5.com*.

Thanks to the funding by the Travis County Commissioners Court for mobile data computers, we are now able to provide instant notification that protective orders have been served. According to professionals in the family violence arena, the Constable Precinct Five instant protective order notification is a first for Texas and possibly anywhere in the nation. Our ability to provide immediate notice of service will better enable victims to make critical decisions regarding their safety and well being.

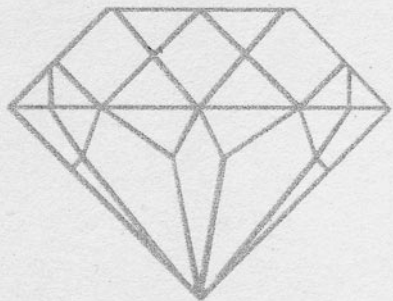
For more information on where to seek help if you suspect someone is experiencing a family violence situation, go to *www.constable5.com*

If there is an emergency situation, please call 911. ♦

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Dog Talk: Unleashed Dogs Revisited

Cheryl Silver

Sometime back I wrote about the issues of unleashed dogs and the risks they pose to others and the risks to themselves. Just this morning one of our Rosedale neighbors was injured when attempting to intervene as a loose dog attacked his leashed dogs while out on a walk. Additionally, a rescuer friend of mine was injured while walking a timid rescue dog when a loose dog attacked them-the dog was seriously injured, as well. The fight ended when someone driving by stopped and intervened using a hockey stick they had in their car.

In the first instance, no person was around who knew the loose dog. In the second instance, the guardian was out of sight-just allowing his dog to run on ahead of him!

Due to limited space, I will focus on just a few critical points.

First, I recommend carrying a pop-open umbrella on walks. If you see a strange off-leash dog approaching, as the dog gets near, pop it open so as to frighten the dog and to create a bit of a barrier between you and your dog and the strange dog.

Another thought-purchase a hefty key chain and load it up with keys you don't need. If a strange dog approaches, hurl the key chain at the dog-I usually aim for the dog's hindquarters. It will startle the dog-wild animals who hunt in packs will have one member who attacks the rear end so dogs are sensitive to a rear "attack."

Wearing a hat that you can hurl at the dog may turn a dog around. Also, throw that bag with the poop you picked up at the dog.

I buy "Direct Stop" from Omaha Vaccine (<http://www.omhavaccine.com>). It

is a potent spray in a pocket-sized aerosol container that disperses citronella spray-a substance dogs really don't like. It is a bit pricey, but it really is effective and it causes no harm to anyone-even your own dogs, should it blow in your direction.

Finally, I want to warn people against entrusting their children to walk dogs. Children are not strong enough to control most dogs they walk. If a leashed dog is determined to pull away, they can generally accomplish it. (A 24 lb. basenji I know of actually won a contest pulling a cart that weighed over 1100 pounds at a pulling contest.) Also, in the event of an attack, they could be seriously injured.

I am always here to help . . . never any charge. csilver2@austin.rr.com, 454-7219 ❖

Fall Webworms

Wizzzie Brown, Texas Cooperative Extension Program Specialist

Webworms are often found on pecan trees around Central Texas. These caterpillars defoliate trees and create large unsightly webs on the tips of tree branches. There are two to four generations of webworms that occur each year. The first generation appears April-May and the last generation occurs in the late fall. The last generation is the most damaging generation, which provides these creatures with the name fall webworm.

Webworm larvae, or caterpillars, are about an inch long when fully grown. They are pale green to yellow with tufts of long hairs projecting from their body. Most people notice webbing that webworms create on the tips of branches. Webworms feed within the webbing and use it as protection from predators. When the caterpillars need new foliage

to feed on, they expand the web.

To manage these pests, depending on the size of the tree and accessibility, you can prune egg masses off the tree before the caterpillars emerge (egg masses are on the under side of leaves and are covered with hairs) or prune out small webs when they begin to form in the spring. Webs can also be knocked out of the tree or opened with a stick or jet of water to allow predators in. Insecticides are also available for webworm management. Look for active ingredients such as *Bacillus thuringiensis* var. *kurstaki* (this product specifically targets caterpillars), spinosad, tebufenozide or carbaryl.

For more information or help with identification, contact Wizzzie Brown, Texas Cooperative Extension Program Specialist at 512.854.9600. ❖

PLEASE NOTE THIS CHANGE

The
Executive Committee
will begin meeting
**on the fourth
Thursday**
of the month
starting in September.
Meetings are held
at 7:00 p.m.
at the
Yarborough Library,
2200 Hancock Drive,
**and are open
to the public.**

Join ANA. See back page for more information.

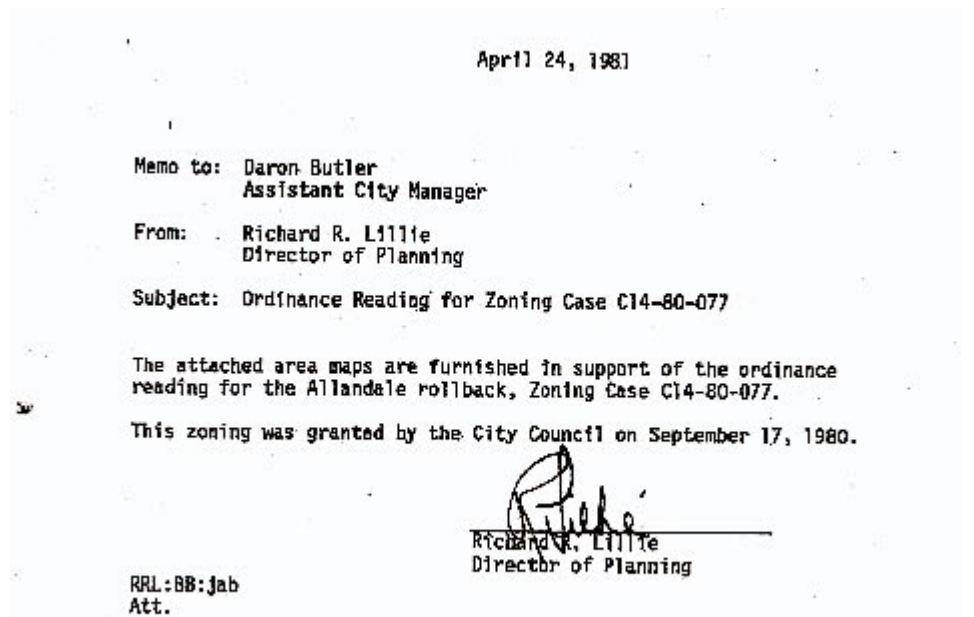
The Biggest Zoning Rollback in Austin

Continued from Page 1

I attended because I'm curious about the City's planning process. The process and the plans have generally received favorable reviews. Implementation of the plans is a concern. I know that at some point Allandale will be asked to participate in neighborhood planning. Many of the central Austin neighborhoods have either developed or are in the process of developing a neighborhood plan. While neighborhood planning covers more than just land use, the primary outcome of this 12- to-18 month long effort is a land use map that stipulates zoning for the area.

As I see it, there is no reason Allandale should want to open its doors to zoning changes. We've already reviewed and taken action on zoning to preserve the single-family character of the neighborhood. It came about in 1980 when Allandale achieved the largest zoning rollback in the City's history.

The zoning rollback was the outcome of an immense effort on the part of the Allandale Neighborhood Association and the City's planning staff that started with a letter to the City of Austin Planning Commission



Copy of the rollback letter, April 24, 1981.

from then ANA President Terry Leifeste in February 1980. When the seven-month process was over, the Austin City Council voted to roll back most of the properties within Allandale's borders to SF-2, single family dwellings. The City Council unanimously approved the ordinance legaliz-

ing the rollback April 24, 1981.

This explains why so much of Allandale today remains single-family.

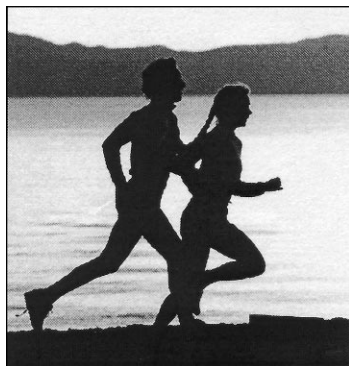
The land area of the rollback goes from south of Anderson Lane to the south side of 45th St. and from MoPac to Shoal Creek Blvd south of Hancock and to the west property line of lots fronting Burnet Road

north of Hancock. It affected 3,460 lots. Fifty-six lots were excluded, mostly pre-existing duplexes.

Allan McMurtry, Chairman of the Zoning Rollback Committee of ANA at the time and current member of the ANA Executive Committee, was quoted in an *Austin American-Statesman* article dated May 7, 1981: "We're just trying to establish the recognized land use pattern of the neighborhood. It (rollback) reflects current usage of the land and will give people an opportunity to be notified legally of any proposed zoning changes."

At the time, "A" zoning permitted the renovation of existing homes into duplexes. "AA" zoning basically permits only single-family dwellings. The rationale for the rollback was that under interim zoning, residents did not have petition rights. The neighborhood had stabilized with over 99% of the lots having permanent structures on them. The case was bolstered by the fact that deed restrictions on the subdivisions that constitute Allandale limit use of the lots to "single-family dwellings."

When Allandale took on the rollback initiative, the City of Austin had just completed the Austin Tomorrow



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Comprehensive Plan the year before in 1979, a plan the City continues to refer to as the basis for its current neighborhood planning efforts. In fact, the City of Austin's current Neighborhood Planning website states, "Neighborhood planning was explicitly anticipated in the Austin Tomorrow Comprehensive Plan, which was completed in 1979 and is Austin's master plan for physical development of the city."

Austin Tomorrow recommends that Austin: "Develop and implement specific, detailed plans tailored to the needs of each neighborhood." In 1996, a citizen planning committee recommended and the City Council approved the creation of a neighborhood planning process as a way to achieve the broad goals of "Austin Tomorrow."

The Austin Tomorrow Plan was what ANA used to support its rollback initiative. Allan McMurtry recalls the Austin Tomorrow Plan specified that "zoning in Austin should reflect the current land." For Allandale in 1980, that land use was single-family. The idea of a Neighborhood Plan to match existing land use, and agreed use in deed restrictions, resonated with others in the neighborhood and they took action.

According to Allan, to accomplish this feat, "Allandale needed to jump several hurdles. First, the existing Interim Zoning had to be changed to

permanent zoning (over 80% of Allandale was interim zoning); second, the 'A' zoning (now SF3) needed to be changed to reflect the current usage (in this case, single-family); third, a massive research project had to be undertaken to identify every subdivision plat in Allandale and the corresponding deed restrictions; fourth, ANA would have to make a formal request to the City Council, to instruct the Zoning Department to spend the necessary time to identify every property owner in Allandale, to prepare legal descriptions of the area, and serve legal notice to them of the proposal. To that effect a letter was sent under the authority of the current Allandale Executive Committee by the President of Allandale, Terry Leifeste, requesting that staff time."

We're probably a year away from being considered for the next round of neighborhood planning by the City, however knowing that much of the heavy lifting has been done with regard to land use from the 1980 rollback, we shouldn't feel a need to hurry it along. Allandale has a solid plan in place.

The Allandale Neighborhood Association has a more extensive piece, "What has the Neighborhood Association Ever Done for ME; Allandale's Neighborhood Plan" by Allan McMurtry on its web site: www.allandalereporter.org. ❖

Summerfield Suites Condominiums, The Allandale, Near First Stage of Completion

Robin Senor

Three of the 18 buildings formerly known as Summerfield Suites Hotels on Northcross Road are nearing their first phase of conversion into condos, and began selling last week. "The Allandale" condominiums will include 576-square-foot, one-bedroom units, and 864-square-foot, two-bedroom units, with prices ranging from under \$100,000 for a basic one-bedroom unit to around \$150,000 for a two-bedroom unit with a full upgrade package.

Units in three of the buildings are currently for sale and will be completed between August and October, with the remaining units completed as demand dictates. Each unit is subject to an HOA that includes access to a fitness club, cable, water and sewer service, and exterior maintenance and insurance.

The hotels were purchased last year by Hale and Blackwell LLC, who are also completing the conversion. Currently, the City plans to purchase 20 of the units to resell them through its affordable housing program.

Any changes that occur in the Northcross development, says salesperson Tara Hays with Pauly + Presley, will not affect the completion of the development. The remaining Summerfield Suites will remain open and available for reservations until early 2008. ❖



See more 4th of July pictures on the ANA website, www.allandalereporter.org.

1st Place Car/Truck: #662 "American Fish."

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